Karen Johnson Davidson County
Batch# 893666 DEEDWARR
07/26/2022 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,526.25
20220726-0084989

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $412,500.00

Affiant

Subscribed and sworn to before me, this 22 day of July 2022.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Meagan Lee Whalen and Zachary Scott Chamryk 1115 Woodbury Falls Ct Nashville, TN 37221	New Owner Meagan Whalen & Zachary Scott Chamryk 1115 Woodbury Falls Ct. Nashville, TN 37221	Tax Parcel ID No. 128-12-0C-053.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMOS DAVIS, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MEAGAN LEE WHALEN AND ZACHARY SCOTT CHAMRYK, WIFE AND HUSBAND** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1115 on the Plan of Woodbury Townhomes, Phase I, as shown on the Plat recorded as Exhibit "E" of the Declaration of Covenants, Conditions and Restrictions establishing Woodbury Townhomes, Phase I of record in Instrument No. 20050216-0017693, amending the P.U.D. Boundary Plat for Woodbury, a Planned Unit Development of record in Instrument No. 20060310-0028278, and Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Amos Davis and Rebecca Davis, husband and wife by Warranty Deed from Bhavna Patel, unmarried of record in Instrument No. 20161027-0113446 Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on October 27, 2016. (Value of consideration shown in aforementioned deed $260,000.00.).

Being the same property conveyed to Amos Davis, an unmarried ~~woman~~ man by Quitclaim deed from Amos Davis, an unmarried man and Rebecca Davis, an unmarried woman, pursuant to the final Decree of Absolute Divorce and marital dissolution Agreement filed with Fourth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 19D926, who acquired title as husband and wife of record in Instrument No. 20210803-0104417 Register's Office for Davidson County, Tennessee, dated July 14, 2021 and recorded on August 03, 2021. (Value of consideration shown in aforementioned deed $0.00.).

This is improved property commonly known as: **1115 Woodbury Falls Ct, Nashville TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that

are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22 day of July, 2022.

AMOS DAVIS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMOS DAVIS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22nd day of July, 2022.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/22/2022 (date of document).

Affiant Signature

7/22/222
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

